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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION**

DATE: December 11, 2014

PLACE/TIME: City Hall, Room 202
7:30 p.m.

ATTENDING: Paul Snyder, Acting Chair
Donald Lang, Member
Jeff Riklin, Member
Jay Walter, Member
Barbara Kurze, Commission Staff

ABSENT: Laurie Malcom, Member
Beth Corr, Alternate
Jon Sales, Alternate

The meeting was called to order at 7:35 pm with Paul Snyder serving as Acting Chair. Voting permanent members were D. Lang, J. Riklin, and J. Walter. B. Kurze, Senior Preservation Planner, acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device.

1009 Chestnut Street – Certificate of Appropriateness

Acting as a trustee of Chestnut Crossing, Lev Agranovich presented an application to replace a previously installed fiberglass door with a wood door. The fiberglass door replaced an existing wood door and was installed without Commission review and approval and was in violation. The application to approve the fiberglass door was rejected as inappropriate at the November 13, 2014 meeting. The proposed wood door was a Masonite nine lite, two panel fir door that would be painted to match the existing doors.

Materials Reviewed:
Product specifications

D. Lang noted that the Commission had approved fir doors before. B. Kurze provided Commission members with a letter from abutters Frank R. Gazarian and Karen Lento Gazarian stating their opposition to the fiberglass door and requesting that a wood door be installed. The letter was entered in the record. J. Riklin motioned to accept the application as submitted. J. Walter seconded the motion. This motion was passed unanimously.

RECORD OF ACTION:

DATE: December 11, 2014

SUBJECT: 1009 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 11, 2014 the Newton Upper Falls Historic District Commission, by vote of 4-0:

RESOLVED to issue a Certificate of Appropriateness to accept the application as submitted at 1009 Chestnut Street to install a wood door to replace the fiberglass door installed without approval.

Voting in the Affirmative:

Paul Snyder, Acting Chair
Jay Walter, Member

Donald Lang, Member

Jeff Riklin, Member

L. Agranovich asked what the process would be to replace two storefront doors. Commission members stated that he would need to submit a new application and that wood was appropriate.

1009 Chestnut Street – Certificate of Appropriateness

Acting as a trustee of Chestnut Crossing, Lev Agranovich presented an application to board up the first floor storefront windows because of safety concerns. He stated that they were unable to get appropriate proposals to replace the windows per the Commission's recommendations in the October 9, 2014 meeting.

Materials Reviewed:

Photographs

Affidavit from Vitaliy Zakovyrkin, glazier

Field Report from William L. Forte, Zoning Enforcement Agent for the City of Newton

B. Kurze provided Commission members with a Field Report from City of Newton Zoning Enforcement Agent William L. Forte. The Field Report was entered in the record. J. Riklin noted that the Field Report only identified one storefront window at the far right of the building as being in immediate need of attention. D. Lang stated that a stamped letter from an engineer would be required to confirm that there was a public safety issue. B. Kurze provided Commission members with a letter from abutters Frank R. Gazarian and Karen Lento Gazarian stating that there was nothing wrong with the windows, that boarding up the windows was not appropriate, and requesting that the application be denied. The letter was entered in the record.

D. Lang expressed disappointment that the applicants proposed boarding up the windows and noted that the applicant could apply to improve the storefronts in an appropriate manner; EverPresent at 1024 Chestnut Street was a good example of an improved storefront. Commission members noted that there were qualified contractors who could do the carpentry and glasswork required to repair, replace or improve the existing storefront windows. Historic District resident Judy Malone Neville (68 High Street) stated that boarding up the windows was objectionable. She displayed an oil painting from the 1970s to show how much the building had been changed; the façade used to be clapboard and was changed to brick.

J. Riklin motioned to deny the application as submitted. J. Walter seconded the motion. This motion was passed unanimously.

J. Riklin offered to provide input to the contractor on what would be considered an appropriate repair. Commission members stated that the window should be repaired in an appropriate manner and that the

Commission needed to review the proposed repair; adding wood would not be appropriate. J. Neville commented that upper story windows appeared to have been replaced without approval in the past year; at some point two sidelight windows next to a door were bricked over. B. Kurze agreed to look through the file and records for information about the upper story windows. D. Lang commented that he appreciated that J. Neville brought in the painting to remind the Commission how much the building had changed in recent years.

RECORD OF ACTION:

DATE: December 11, 2014

SUBJECT: 1009 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 11, 2014 the Newton Upper Falls Historic District Commission, by vote of 4-0:

RESOLVED to deny a Certificate of Appropriateness for the application as submitted at 1009 Chestnut Street to board up the plate glass picture windows. The City of Newton Inspectional Services Department determined that only one of the storefront window sections was in need of repair. The window must be repaired in an appropriate manner.

Voting in the Affirmative:

Paul Snyder, Acting Chairman
Jay Walter, Member

Donald Lang, Member

Jeff Riklin, Member

960 Chestnut Street – Certificate of Appropriateness

Owner Vincent Manzelli and Sharon Taggart presented an application to replace the existing six-over-six wood windows with Harvey six-over-six vinyl windows with dividers between the glass panes. V. Manzelli noted that he had already replaced the windows in the rear and on the sides. He stated that he believed he only needed Commission review and approval for changes to the front of the house but he submitted this application after being advised by Staff that Commission review and approval was required for all work to the exterior. S. Taggart handed out a map of properties that they believed had approved vinyl windows.

Materials Reviewed:

Photographs

Product specifications

B. Kurze noted that siding had also been replaced without review and approval. She spoke to the owner and he submitted an application for replacement in-kind which Staff approved. She also noted that no building permits had been issued for the work. J. Walter asked why the owner was not proposing wood or clad windows; V. Manzelli stated that cost was the issue. D. Lang stated that vinyl windows were an issue and recommended that the owner explore repairing the existing windows and installing storm windows. J. Riklin stated that the replacement windows on the right side were visible; the replacement windows in the rear were probably not visible. J. Walter commented that the house had a beautiful, classic front elevation and that vinyl windows would destroy it. J. Riklin stated that aluminum clad windows with simulated divided lights, spacers and interior and exterior mullions would be appropriate. He noted that single strength panes could be used with energy panels or interior storm windows. S. Taggart commented that other properties had installed vinyl windows; Commission members stated that the Commission would not have approved vinyl windows as being appropriate to replace wood windows. J. Riklin noted that building permits were required for all work except painting and papering.

J. Riklin motioned to deny the replacement of the front windows with vinyl windows. J. Walter seconded the motion. D. Lang requested that the motion be amended to deny the application as presented to replace the existing wood windows with vinyl replacement windows; it was not appropriate for the Commission to accept the vinyl replacement windows that had been installed without approval, especially the windows on the right side which were visible. J. Riklin motioned to deny the replacement of the existing wood windows with vinyl windows. D. Lang seconded the motion. This motion was passed unanimously.

D. Lang noted that there were other products with better value available; for example, Brosco sash packs with true divided lights and energy panels.

RECORD OF ACTION:

DATE: December 11, 2014

SUBJECT: 960 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 11, 2014 the Newton Upper Falls Historic District Commission, by vote of 4-0:

RESOLVED to deny a Certificate of Appropriateness for the application as submitted at 960 Chestnut Street to replace the existing wood windows with vinyl windows. Vinyl windows are not an appropriate replacement window.

Voting in the Affirmative:

Paul Snyder, Acting Chair
Jay Walter, Member

Donald Lang, Member

Jeff Riklin, Member

18 Cliff Road – Certificate of Appropriateness

Peter Vanko requested that the Commission review an application to install a rear dormer. The application was first reviewed in the October 2014 meeting and the Commission had requested more details about the dormer. P. Vanko presented the application and stated that the dormer dimensions relative to the roof met code.

He also stated that the owner would repair and replace exterior features in-kind because of recent fire damage: stained cedar shakes would be milled to match existing, trim would match existing and would be painted white, replacement windows would be Marvin wood two-over-one with true divided lights, sills would match existing (including the upper windows with historic sills), and the front dormer would be reconstructed. He also noted that the Marvin representative would document each of the existing windows.

Materials Reviewed:

Plans

Elevations

3-D perspective

Photographs

J. Riklin noted that the rear of the building was visible from Shawmut Park and so the dormer would be visible. D. Lang stated that the railing details should be appropriate to the historic building. P. Vanko stated that the drawings showed generic CAD railings and that the proposed railings would be simple and have a two-by-four

cap. Commission members recommended that a beaded cap be used, that the balusters be two-by-two and the material be either fir or mahogany. D. Lang commented that understated details were appropriate to the house. J. Riklin stated that porch doors that presented as modern would not be appropriate on the rear dormer; a full view without anything would be appropriate.

Commission members had recommendations for the exterior work: all windows should have historic sills, five-quarter trim boards would provide a better reveal at the shingles, and woven corners were appropriate. The existing gutters and downspouts were aluminum but wood or fiberglass gutters would be preferable. Commission members also noted that the crown molding on the rake boarded intended to wrap around; if fiberglass gutters were used, they should be blended with trim treatment. They recommended replacing the picture window on the left side with two two-over-one windows with a five-inch space or repeating the window at the right.

P. Vanko stated that the intent was to keep the rear stair and deck as these were not damaged in the fire. Commission members noted that it would be best to confirm that the stair and deck conformed to code; if they needed to be replaced to meet code then the Commission would need to review the new plans. Commission members recommended that the pressure treated railings be replaced with wood. If another means of egress was required, a spiral stair could be added on the right side. J. Walter requested an elevation of the right side. Historic district resident Judy Malone Neville commented that the historic house was modest but also in a very visible location because it was next door to a National Historic Landmark.

12 Shawmut Park – Certificate of Appropriateness

Owner Doug Medvetz requested that the Commission review an application to repair and replace the cedar shingle siding, asphalt roof and wood windows. The intent was to repair the siding and to replace the entire roof and replace all the windows.

Materials Reviewed:

Photographs

Product specifications

J. Riklin commented that staining the siding would be better than painting; he noted that the new shingles would stand out because they would hold the stain or paint differently so it might be worth doing everything. D. Lang commented that a darker color would be more forgiving. J. Riklin noted that the owners should consider using the opportunity to blow in insulation and to repair the rake boards. Commission members commented that it would not be necessary to match the “diamond” pattern shingles and that it would be appropriate to replace those with regular cedar shingles.

D. Medvetz stated that he wanted to open up the porch. Commission members said that an open porch would be an improvement and would be in keeping with the historic character of the house; they requested that the applicant come to a future meeting with detailed plans and elevations for the porch. B. Kurze noted that the owner could get Staff approval for in-kind repairs and replacements. J. Walter noted that the dormer did not have an overhang and recommended adding an overhang.

Administrative Discussion:

a) Approval of Minutes

B. Kurze provided hard copies of the November 2014 meeting minutes for review and approval at the January 2015 meeting. P. Snyder noted that Staff could email the minutes to Commission members for review instead of mailing hard copies.

b) Commission Elections

B. Kurze advised Commission members that elections should be held once a year for the positions of Chair, Vice Chair and Secretary from among the permanent members. Commission members agreed to hold the vote at the January 15, 2015 meeting.

c) Larry Schwirian Resignation

B. Kurze advised the Commission members that Commission Chair Larry Schwirian had resigned for health reasons.

d) New Commission Members

Judy Malone Neville was in the process of applying to the Commission. J. Walter agreed to check with the Newton Historical Society to see if there were others who would be interested in joining the Commission.

The meeting was adjourned at 9:35 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner